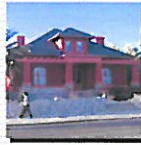
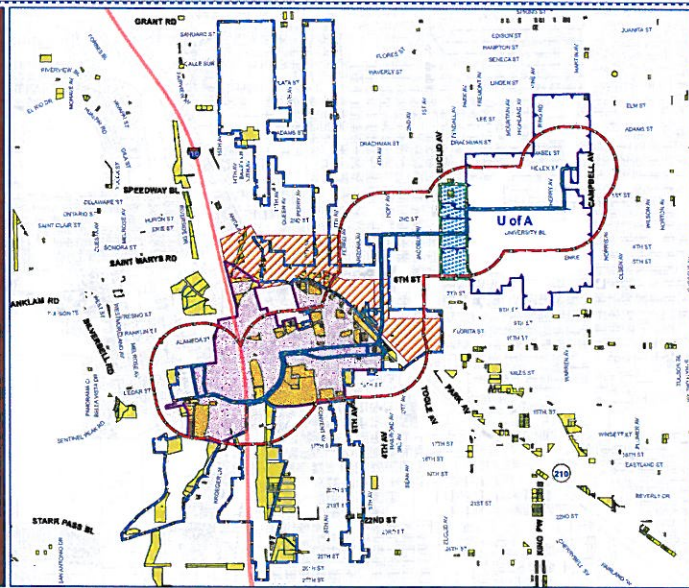
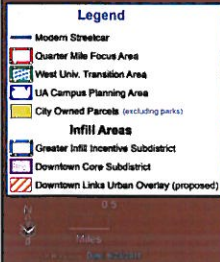


# West University Neighborhood Plan Transition Area

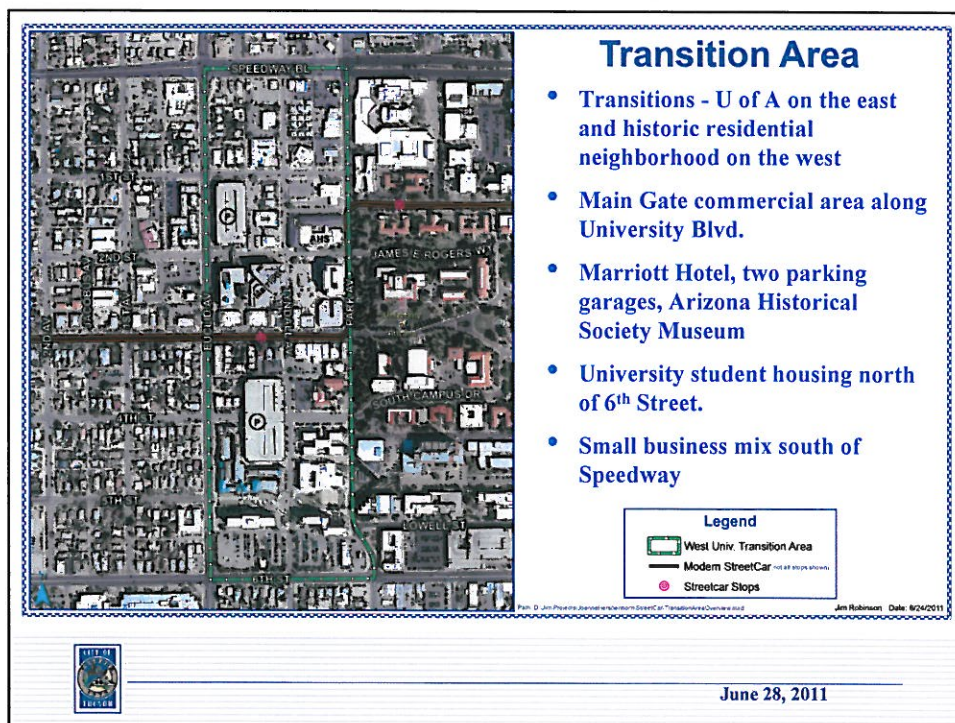
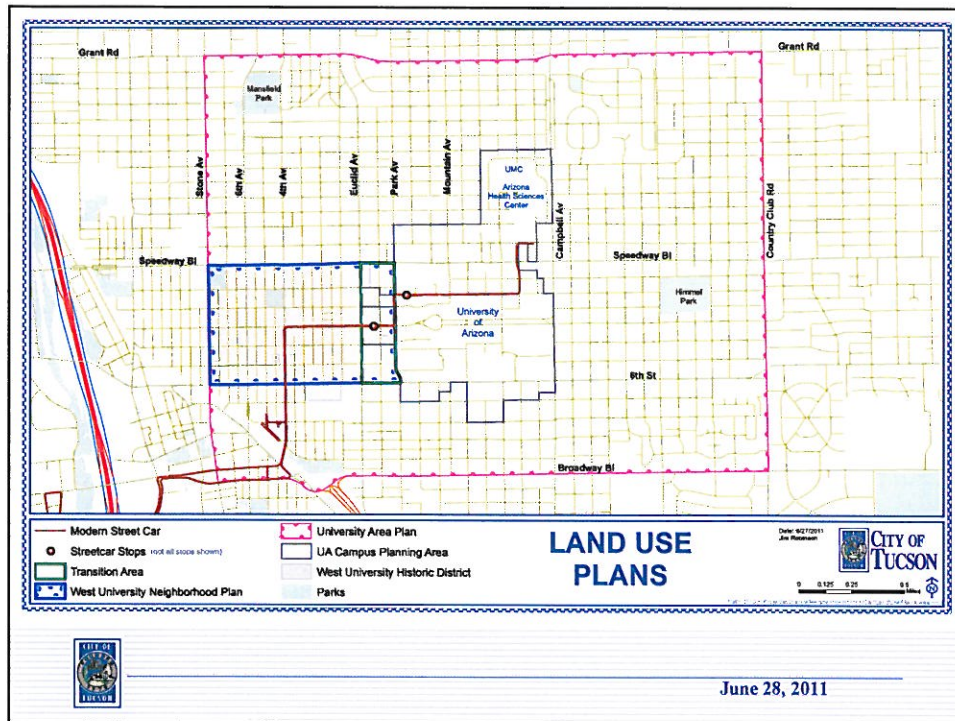


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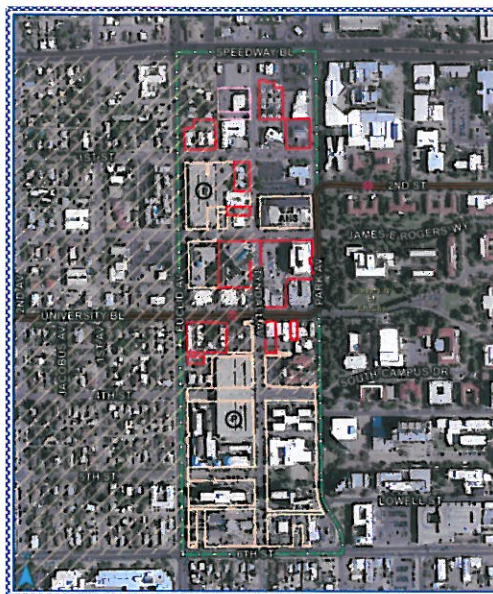
## Modern Streetcar Infill Opportunities



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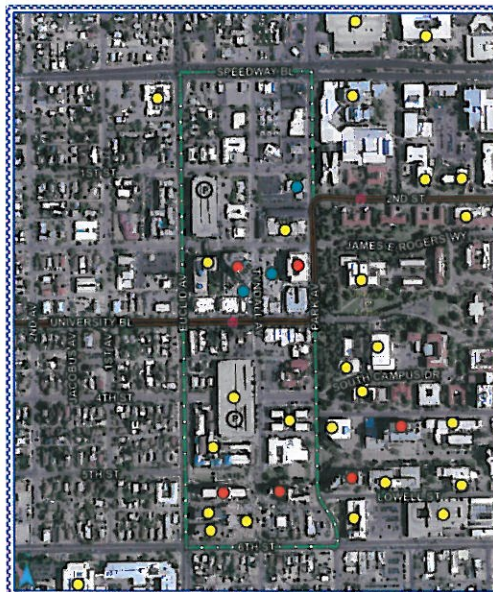


## Transition Area Ownership

- Northern 1/3 privately owned, one COT parcel; infill area (TOD)
- Middle 1/3, Main Gate area (N and S of University Blvd.)
- Southern 1/3 Arizona Board of Regents, student housing node, new multi-story housing NEC 6th St./Euclid



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## Building Heights

- WUNP 40' height policy limits TOD opportunities
- Multi-story buildings exist in middle, southern portions
- Multi-story buildings are common on campus
- To build higher than 40': requires plan amendment and rezoning
- Three amendments for increased bldg. height



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## **Land Use Plans Issues**

- **West University Neighborhood Plan**
  - **Modify building height limit policy**
  - **Modify density limit policy (15 – 40 units/acre)**
  - **Allow mixed uses along Speedway and Park**
  - **Promote transit-oriented design**
- **University Area Plan**
  - **Remove need for vehicular access to major street**



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## **Next Steps**

**Objective: Allow simpler review for  
transit-oriented development in  
Transition Area**

- 1. Initiate amendment for out-of-date land use plan policies**
- 2. Initiate rezoning to Urban Overlay District**



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